

MEETING NOTICE: NEIGHBORHOOD PLANNING UNIT – B

NPU-B Board Meeting

DATE: Tuesday, August 3, 2004 (first Tuesday of each month)

TIME: 7:00 P.M.

PLACE: Second Ponce de Leon Baptist Church, Room 158 (Enter at Green Awning)
2715 Peachtree Road, N. E.

Human Services Committee Meeting (Liquor Licenses, Police Reports, etc)
First Tuesday of each month, 6:00 P.M., Room 154

Development & Transportation Committee Meeting
Second to last Tuesday of each month, 7:00 P.M., Room 158

Zoning & Land Use Committee Meeting
Last Tuesday of each month, 7:00 P.M., Room 158

**“ATTENTION”
PLEASE NOTE
NEW MEETING LOCATION**

SPONSORS: NPU-B and the Bureau of Planning

FOR FURTHER INFORMATION CONTACT:

Waldtraut (Walda) S. Lavroff, Ph. D, Chairperson----- (404) 233-1355

Sara Wade Hicks, Assistant Director----- (404) 330-6145

Wendy Scruggs-Murray NPU/Citizen Participation Coordinator (404) 330-6899

Wendy Scruggs-Murray, Planner (Temp.) ----- (404) 330-6899



NPU-B BOARD MEETING AGENDA

1. Chairperson's Comments
2. Audience Recognition
3. Adoption of Minutes
4. Planner's Report – Wendy Scruggs-Murray
5. Presentation(s)
Special Event – Garden Hills Ice Cream Social
6. Committee Reports:
 - Human Services – Chris McGinnis
 - Development, and Transportation – Sally Silver
7. Zoning – Cathy Muzzy

Board of Zoning Adjustment July 9, 2004 1:00 P.M.

V-04-139 **165 Ridgeland Way** (case deferred at July NPU meeting)

Applicant, Pamela Grimes, seeks a variance from zoning regulations to increase the total floor area of an accessory structure (detached garage) from 30% (required – 549.3 sq. ft.) of the main structure to 56% (1063 sq. ft.) of the main structure, to allow for a detached garage addition.

Board of Zoning Adjustment August 20, 2004 1:00 P.M.

V-04-183 **566 East Wesley Road N. E.** (case deferred at July NPU meeting.)

Applicant, Leon E. Jackson, Jr., seeks a variance from zoning regulations to reduce the side yard setback from 7' to 0' (east side) for the construction of a deck (existing). Applicant also seeks a special exception from the zoning regulation to increase the height of a privacy fence from 6' to 10' (existing).

Board of Zoning Adjustment August 20, 2004 1:00 P.M.

V-04-189 **900,915 & 916 Club Station Dr.,NE**

Applicant, Palmer & Holly Procter seek a special exception from zoning regulations to erect a 10ft. high wall in the required front yards (of double-fronted lots), where otherwise only a 4ft open fence is allowed.

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Board of Zoning Adjustment

August 20, 2004

1:00 P.M.

V-04-190 176 Peachtree Way, NE

Applicant, Owen B. Hardy, Jr. seeks a variance from zoning regulations to reduce the east side yard setback from the required 7ft. to 4ft. to allow for the construction of a detached garage.

V-04-195 43 Park Circle

Applicant, Chip Rahn seeks a variance from zoning regulations to reduce the south side yard setback from 7ft. (required) to 2 ft. to allow for a garage addition at the rear of an existing single-family house.

Zoning Review Board

August 5 or 12, 2004

6:00 P.M.

Z-04-36 3710 Peachtree Rd. (case deferred at June & July NPU meetings)

Applicant, 3714 Vermont Associates, LLC, seeks to rezone from RG-2 (Residential General- Sector 2) to RG-3 (Residential General- Sector 3)

Zoning Review Board

September 2 or 9, 2004

6:00 P.M.

U-04-15 3434 Roswell Road

Applicant, Louis E. Bunte seeks a special use permit to construct a 50,000 square foot two-storey building. With one level of parking totaling 41 spaces underneath the building and a three level parking structure on the rear of the subject property providing an additional 390 parking spaces.

Z-04-81 2440 & 2450 Peachtree Road and parcel behind 2505 Rivers Road

Applicant, Robert Peterson seeks to rezone a 2.3 acre parcel on the western side of Peachtree Rd. in order to construct 21 town homes units for sale.

Z-04-87 3927 Peachtree Road

Applicant, Matthew Brunn proposes to construct a high-end, gated, single family detached community that consists of 12 cluster homes on approximately 1.55 acres.

8. Street Abandonment 04-O-0752 (requires NPU vote) case deferred at NPU meeting)

An Ordinance by Councilmembers Howard Shook to abandon that portion of Roxboro Circle, NE located between Roxboro Road and the terminus of the cul-de-sac and being more specifically describe in the attached Exhibit "A" lying and being in Land Lot 9 of the 7th District, Fulton County, Georgia; and for other purposes.

9. License Review Board

Applicant/Business	Name of Business	Type of Business	Address	<u>Request</u>
Michael Kamalian	Wild West Enterprises	Restaurant	3059 Peachtree	New Business
George W. Rohrig Jr.	The East Village Grille	Restaurant	248 Buckhead Ave.	Other
Steven J. Maxwell	The Loop Pizza Grill	Restaurant	2449 & 2451 Peachtree	New Business
Patrick Brendel	The Tasting Room Restuarant	Bottle House	3906 Roswell Rd.	New Business

10. Old Business/New Business/Adjournment

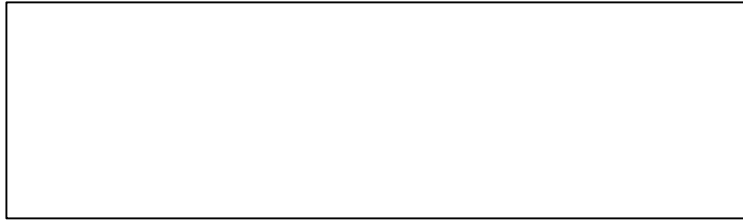
NEIGHBORHOOD ASSOCIATIONS IN NPU-B

**Brookhaven Club Neighborhood
Garden Hills Civic Assn.
Peachtree Heights East Civic Assn.
Pine Hills Civic Club**

**Buckhead Forrest Community Assn.
North Buckhead Civic Assn.
Peachtree Heights west Civic Assn.
Ridgedale Park Civic Assn.**

**Chastain Park East
Peachtree Hills Civic Assn.
Peachtree Park Civic Assn
South Tuxedo Park**

MEETING NOTICE: NEIGHBORHOOD PLANNING UNIT – B



New Evening Hours for Issuance of Homeowner Permits

As part of Mayor Shirley Franklin's efforts to improve the building permit process for homeowners, the Bureau of Buildings will extend the hours for permit issuance. Beginning Tuesday, July 6, 2004, the Bureau of Buildings will be opened from 4:00 p.m. to 8:00 p.m. every Tuesday evening to issue certain types of common homeowner building permits.

Provided that a property is not located within "Conservation, Historic, Landmark (to verify call 404-330-6200), SPI districts or other districts requiring a Special Administrative Permit (to verify call 404-330-6145).

The following types of permits will be considered:

- Fences that do not require grading
- Interior alterations only
- Second story additions within the limitations of the existing foundation
- Re-roofing (no plans required)
- General Repairs (no plans required)
- Porch enclosures

Permit seekers must meet some general requirements in order to obtain a building permit. For more information on these requirements or to receive additional information call 404-330-6150. In the future, the bureau expects to offer online permitting.